

MAPLETON CITY PLANNING COMMISSION MINUTES

August 9, 2012

PRESIDING AND CONDUCTING: Jared Bringhurst

Commissioners in Attendance: John Gappmayer
Golden Murray
Thomas Quist

Staff in Attendance: Matthew Brady, Planner I

Minutes Taken by: April Houser, Executive Secretary

Chairman Jared Bringhurst called the meeting to order at 6:30pm. Thomas Quist led the Pledge and John Gappmayer gave the invocation.

Alternate Commissioners Thomas Quist and Golden Murray were seated as voting members this evening.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – June 14, 2012.

Motion: Commissioner Gappmayer moved to approve the June 14, 2012 Planning Commission Minutes.

Second: Commissioner Murray

Adjourn: Unanimous

Item 2. Millicent L. Bunker requests approval of a Home Occupation Permit for Millie B's Salon, located at 437 South 1200 East in the A-2 Zone.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The applicant is requesting for a salon in her home, which is currently being remodeled. Staff recommends approval of this Home Occupation with the conditions listed in the Staff Report. Gary Williams, a property owner in the area had concerns with any Home Occupations that involve visiting clientele. He felt these types of businesses should not be allowed in residential areas, although the current ordinance does allow them. **Chairman Bringhurst** wondered if the gravel area would be sufficient for the hard surface material requirement listed in the recommended conditions.

Bart Bunker, spouse of the applicant, asked if paved parking stalls would be preferred. Matt stated that Staff would prefer for the home to have a circular driveway, which will keep people from backing out of the home onto the road. Mr. Bunker stated that it would be approximately a 35' parking area off of 1200 East. They are in the process of having the property surveyed. **Millicent Bunker**, applicant, stated that she has approximately 5-7 clients visiting the home per day, 3 days per week. The Bunker's would be good with a hard surface loop, approximately 12' in width. Staff stated that the survey should be completed to ensure the loop is located on the Bunker's property.

Chairman Bringhurst opened the Public Hearing. Matt read the letter from Gary and Deborah Williams regarding their concern with Home Occupations that have clientele visiting the home. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Murray moved to approve Millicent L. Bunker's Home Occupation Permit for *Millie B's Salon*, located at 437 South 1200 East, with the conditions listed below:

1. The applicant must obtain a Certificate of Occupancy for the remodel of the salon area prior to a business license being issued.
2. The applicant shall pass an inspection by the Fire Inspector.
3. The entrance to the home for the Home Occupation shall be determined by the Fire Inspector in accordance with the provisions of International Fire Code.
4. Due to the limited width of the roadway on 1200 East Street and Dogwood Drive, vehicles shall not park on the street asphalt or along the street. All vehicles must park on the existing hard-surface driveway, or the applicant shall install a minimum 12' looped hard surface driveway looping back on to 1200 East. These improvements must be approved by the City Engineer. The applicant shall comply with all of the requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 3. Mapleton City requests to amend Mapleton City Code Chapter 19.05: TYPE OF DEVELOPMENT AFFECTED and Chapter 19.06: PROCEDURES FOR IMPOSITION, CALCULATION AND COLLECTION OF IMPACT FEES, in order to modify the timing of the collection of impact fees.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. Mapleton City currently collects impact fees before the subdivision plats are recorded, and has done since 2001. Most cities in Utah County do not collect these fees until the building permit is issued. Staff is proposing that secondary water, parks and public safety impact fees be collected at the time of building permit issuance and collection of the water and sewer impact fees at the time of subdivision plat recording for residential projects. Staff is proposing that for commercial projects, all impact fees be collected at the time of building permit issuance, which is currently the way these fees are collected. **Commissioner Murray** asked if the roads would only be excavated once with the new proposed ordinance. Matt stated that the improvements will still be done at time of development, so no additional excavation will need to be done.

Chairman Bringhurst opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Gappmayer moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Chapter 19.05: TYPE OF DEVELOPMENT AFFECTED and Chapter 19.06: PROCEDURES FOR IMPOSITION, CALCULATION AND COLLECTION OF IMPACT FEES, in order to modify the timing of the collection of impact fees.

Second: Commissioner Quist

Vote: Unanimous

Item 4. Adjourn.

Motion: Commissioner Murray moved to adjourn the meeting at 7:10pm.

Second: Commissioner Gappmayer
Vote: Unanimous

April Houser, Executive Secretary

Date: